

**REVISED
PLANNING AND ZONING COMMISSION
AGENDA**

**Monday, November 22, 2004
7:00 PM**

**TOWN HALL ANNEX BUILDING
57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS:

III. PUBLIC HEARINGS:

1. #Z200436 – Dzen Brothers, Inc. for site plan approval and special permit for construction of green houses with associated gravel parking areas, second curb cut and drainage facilities in conjunction with an existing retail facility on property located at 187 Windsorville Road & 8 Pinney Street, APN 009-041-0000, 009-042-0000, in a PC Zone.
2. #Z200437 – Great Country Garages for a zone change from RA/Rural Agricultural & PC/Planned Commercial to PC/Planned Commercial on property located at 210 West Road, APN 037-002-0000.
3. #S200412 – Jolyn II, LLC for a 22 lot re-subdivision on property located at Ellsworth Lane & Benjamin Drive, APN 118-004-0000, 101-005-0000, in an RA Zone.
4. #Z200438 – Nikal Holdings, LLC for site plan modification for construction of a 20'x38' addition with associated gravel parking areas and drainage facilities on property located at 25 Pinney Street, APN 009-047-0000, in an I Zone.
5. #Z200439 – Bestech, Inc. for site plan approval for construction of a 78'x90' building with associated gravel parking areas, curb cut and drainage facilities on property located at 8 Nutmeg Drive, APN 017-022-0004, in an I Zone.
6. #Z200441—Antonio Sabatini and Anna Benacquista for a special permit and site plan approval for a unified sign design on property located at 192 Windsorville Road, APN 009-066-0000, in a C Zone.
7. #Z200444 – Rya Corporation for the Kupferschmid Family Trust for a special permit for an earth excavation permit on property located at 156 West Road, APN 046-002-000, in a PC & RA Zone.
8. #Z200431 – Dover Corp. for a zone change to MF/Mutli-Family on property located at 35 Windermere Ave, APN 011-013-0000 in an IP Zone.

VI. UNFINISHED BUSINESS:

1. #S200410 – Christopher E. & DeAnn C. Yanoros for a 7-lot subdivision on property located at 27 Ladd Road, APN 131-001-0000 in a RA Zone.
2. #S200407—Gingras Development, LLC for a 20-lot subdivision on properties located at Crane Road, APN 060-002-0000 & 060-004-0000 in an A-Zone.

V. NEW BUSINESS:

1. #Z200435 – Cathy Picard for a 30' x 38' 3 door detached garage on property located at 65 Sandy Beach Road, APN 151-005-0001 in an RA Zone. (RECEIPT ONLY)
2. CGS 8-24 Review: Purchase of Porter Road property (Palmer) APN 144-008-0001.
3. Santini Builders, LLC request for a bond reduction for Gasek Farms II (#S200102).
4. Santini Builders, LLC request for a bond reduction for Woodland Trail (#S2002).

VI. ADMINISTRATIVE BUSINESS:

1. Discussion re: Premature lot offers/sales.
2. Discussion re: Plan of Conservation & Development and Regulation Amendments.
3. Approval of Meeting Minutes:
 - a. October 25, 2004 meeting minutes.
4. Correspondence:
 - a. Letter to Attorney Bruce Fader from Reanna Goodreau dated October 29, 2004.
 - b. Letter from Theresa & Kevin Yeltema to the Zoning Department.
 - c. Letter to Linda Farmer from Matt Davis, dated November 1, 2004.
 - d. Letter to Planning & Zoning Commission from Matt Davis, dated October 29, 2004
 - e. Memo to Board of Selectman and Board of Finance from the Conservation Commission dated, November 3, 2004.
 - f. Memo to Land Use Boards & Design Review Board, dated November 4, 2004.
 - g. Ellington Zoning Board of Appeals Meeting Minutes pages 3 of 3, November 1, 2004.
 - h. Memo to Planning & Zoning Commission from Matt Davis, dated November 16, 2004.
 - i. Letter to Ben Moser from Richard Kalva, dated November 17, 2004.

VII. ADJOURNMENT: